I. Project Context
   
   Country Context
   Supported by international assistance, the Palestinian Authority (PA) has made remarkable efforts in reforming the institutions of a future Palestinian state. The Palestinian Reform and Development Plan (PRDP) 2008-2010, the programmatic plan developed by the PA titled “Ending the Occupation, Establishing the State” and the more recent Palestinian National Development Plan (PNPD) 2011-2013, have provided the framework for an ambitious reform effort to build an institutional basis for statehood. The reforms have been successful on many fronts, macroeconomic policy has improved, and sector reforms have been promising.

   Recent growth reflects an economy recovering from a low base but, heavily reliant on inflows of donor aid, and fiscally vulnerable. The relative stability in the West Bank since end of the Second Intifada, coupled with sound economic and fiscal policy, has facilitated high growth in recent years, reaching 9.3 percent in 2010. However, growth is heavily dependent on foreign financial support and on tax and customs clearance revenues from Israel (60-70 percent of its total revenue), both of which have proven unpredictable and potentially sensitive to political developments.

II. Sectoral and Institutional Context
   Development is severely impacted by restrictions on access to land and natural resources. The PA puts land management central to its vision for the establishment of a future Palestinian State. In the context of institution building and private sector development, improved management practices, land use planning, and effective land administration systems built on a trusted land registry are amongst its core tasks. The PRDP (2008-2010) explicitly stated its commitment to land registration, and called for (i) effective public service delivery of the Palestinian Land Authority (PLA) by computerizing land records, building up modern land offices and human resource capacity; (ii) protection and maximum utilization of public land by inventorying and registering it; developing clear policies on the use of public land; and (iii) protection of citizens’ properties by continuing work on land registration in the West Bank; and computerizing documents and plans. The PNPD (2011-2013) builds on the PRDP by explicitly identifying completion of land registration and the upgrading of land management capacity as one of its priority policies under its administrative development strategy.

   As an outcome of the first Land Administration Project (LAP1), the demand for improved governance in registration is gaining momentum. Since the pilot experiences of LAP1, the PLA has taken steps to expand systematic registration, notably in Bethlehem, Beit Sahour, Beit Jala and Doha since 2009 and in Salfat since 2010, and has modernized two regional offices. However, the PLA has struggled to develop a feasible operational strategy and methods to register all area A and B land of the West Bank within a pre-stipulated time frame and budget.

III. Project Development Objectives
   Project Development Objectives: The project development objective is to improve the design and implementation of the land registration system in the project areas. The project area is defined as municipalities, villages and project committees in the Dura district and in an adjacent area of not less than 180,000 dunums.

IV. Project Description
   Component Name
   Component 1: Systematic Land Registration in Selected Areas (US$, 6.9 million, of which US$ 2.4 million financed by WBGTF, US$ 4.5 million co-financed).
   Component 2: Institutional Development of the PLA (US$ 0.63 million of which US$ 0.28 million financed by WBGTF, US$ 0.35 million co-financed).
   Component 3: Project Management and Technical Assistance (US$ 0.94 million of which US$ 0.07 million is financed from WBGTF and US$ 0.87 million co-financed).
V. Financing *(in USD Million)*

<table>
<thead>
<tr>
<th>For Loans/Credits/Others</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Borrower</td>
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<tr>
<td>Special Financing</td>
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<td>Financing Gap</td>
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<tr>
<td>Total</td>
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</table>

VI. Implementation

The project will be implemented in its entirety by the PLA, through a Project Management Unit (PMU), headed by a Project Director (PD). The PMU would include staff of the PLA (including the Project Director and the Finance Officer) and individual consultants (including a Procurement Officer, a Social/Public Awareness Specialist, and an IT Specialist) and would be assisted by a parallel-financed (by the Government of Finland) Technical Assistance Team (TAT). In addition, the PMU will be supported by a Technical Support Team consisting of PLA staff that will provide support/guidance in managing project implementation. The PMU would act as the main coordinating and executive body of the project responsible for the fulfillment of all technical, fiduciary, procurement, project monitoring and evaluation, and safeguards activities.

A Project Steering Committee consisting of the PLA, the Ministry of Finance, and the Ministry of Planning and Administrative Development, will be established as a monitoring and strategic decision-making body for the project (including the WBGTF Financing, the Co-financing and the Parallel financing), and will convene at the conclusion of each supervision mission. The Government of Finland will have monitoring and decision-making powers over parallel financing, in coordination with the Project Steering Committee.

At the local level, a Land Advisory Group consisting of community representatives and local government officials will be created within each identified project area (e.g., Dura area for Phase 1) to monitor the implementation of the SLR process at a local level. Within an identified project area (e.g., Dura area for Phase 1) a Settlement Office, headed by a PLA Settlement Officer, will be established. For each designated work area, a Systematic Registration Team, responsible for demarcation, adjudication and surveying, will be created. Two local block representatives (preferably one male and one female) will be identified to assist in the demarcation process. In each Village/Neighborhood, a Land Committee will be formed (including a 50% women’s representation) in conjunction with the Municipality/Village Council to assist in the resolution of disputes that could not be resolved during the demarcation. To assist with public awareness at the local level, a Social Facilitation Team will be contracted through parallel financing, and will be responsible for public awareness activities and legal assistance to vulnerable persons, including residents of state land. These arrangements will help integrate social consultations into the demarcation and dispute resolution process.

VII. Safeguard Policies (including public consultation)

<table>
<thead>
<tr>
<th>Safeguard Policies Triggered by the Project</th>
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<th>No</th>
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<tbody>
<tr>
<td>Environmental Assessment OP/BP 4.01</td>
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<td>Projects in Disputed Areas OP/BP 7.60</td>
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</tbody>
</table>

VIII. Contact point

World Bank
Contact: Soraya Goga
Title: Senior Urban Development Specialist
Tel: 5366+214 / 9
Email: sgoga@worldbank.org

Borrower/Client/Recipient
Name: Palestine Liberation Organization (PLO) for the benefit of the Palestinian Authority (PA)
Contact: Ministry of Finance
Title: Ministry of Finance
Tel: 
Email: mofirdg@palnet.com

Implementing Agencies
Name: Palestinian Land Authority
Contact:
Title:
Tel:
Email:

IX. For more information contact:
The InfoShop
The World Bank
1818 H Street, NW
Washington, D.C. 20433
Telephone: (202) 458-4500
Fax: (202) 522-1500
Web: http://www.worldbank.org/infoshop